



MEMORANDUM

Housing Authority of the City of Riverside

DATE: DECEMBER 11, 2018

TO: Respondents to RFP 18-03: Supportive Housing with Integrated Educational Services for Aged-Out Foster Youth

FROM: Jeff McLaughlin, Housing Authority

RE: **RESPONDENT QUESTIONS #1**

Please see responses below to questions regarding RFP 18-03.

1. What kind of density do you think this project could support?

Answer: The Project site is zoned Downtown Specific Plan – Raincross District (DSP-RD). There is not a stated density for the DSP-RD designation. Generally, you can build 60/ac without a CUP based on other standing City policies. There are height limitations on the site due to adjacent residential uses, but they are malleable and would allow for 1-3 stories in a typical entitlement process.

Please See:

<https://www.riversideca.gov/planning/pdf/SpecificPlans/downtown/Chapter06-RaincrossDistrict-2017.pdf> .

If you have any questions, please contact me at jmclaughlin@riversideca.gov.
Thank you.